

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

Tuesday, February 12, 2019

7:00 p.m.

Hampshire Village Hall
234 South State Street

AGENDA

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of Minutes – December 18, 2018.
- E. New Business:
 - 1. Public Hearing and consideration of recommendation concerning the Petition filed by BSTP Midwest, LLC for a Special Use for an automobile service station, including retail gasoline sales, and an automobile/truck stop on the property located at 19N479 US Highway 20, in the HC Highway Commercial Zoning District in the Village.
 - 2. Public Hearing and consideration of recommendation concerning the Petition filed by BSTP Midwest, LLC for certain Variances for the property located at 19N479 US Highway 20 in the HC Highway Commercial Zoning District in the Village, as follows:
 - i) §6-8-7(F)(4), regarding minimum front yard setbacks, to allow for a front yard setback of 32.68 feet;
 - ii) §6-8-7(F)(13), regarding height of accessory uses, to allow for a canopy over the gasoline fuel pumps of 19 feet; and over the diesel fuel pumps of 22 feet;
 - iii) §6-11-2(F)(1) and (F)(2), regarding the size of parking stalls in the required parking areas, of varying sizes from width of 9 - 9.5 feet, and length of 18 - 20 feet; and
 - iv) §6 -11-2(H), regarding parking in yards, to allow for a drive aisle and parking spaces to be located in the front yards along US Highway 20 and Dietrich Road.

2. Consideration and approval of written Findings of Fact and Recommendation, or in the alternative, authorizing the Chair to sign and deliver appropriate written Findings of Fact and Recommendation, to the Board of Trustees regarding the Petitions for Special Use and for certain Variances identified in Agenda Item E(1) and E(2) above.

3. Consideration and recommendation of the Application of Lucky's Energy Service for a variation of the signage requirements, filed pursuant to §6-12-14(B) of the Village Code, to allow for a pole sign higher than 5'6" in height at 263 Mill Avenue in the Village.

- F. Old Business:
- G. Public Comment:
- H. Announcements: Next meeting date – TBA
- I. Adjournment

VILLAGE OF HAMPSHIRE ZONING BOARD OF APPEALS

MINUTES December 18, 2018

A special meeting of the Hampshire Zoning Board of Appeals was called to order at 7:00 p.m. at the call of the Chair. Members present: Chair C. Christensen, Secretary J. Schaul, W. Albert, H. Hoffmann and R. Frillman. Also present was Village Attorney M. Schuster.

Former member N. Collins has tendered his resignation from the Zoning Board of Appeals to the Village President.

Pledge of Allegiance was said by all in attendance.

On motion made by W. Albert, seconded by H. Hoffman, to approve the minutes of the meeting of the Zoning Board of Appeals held on November 13, 2018, the vote to approve was unanimous. Motion passed.

The first order of business was consideration of the Petition for Zoning Map Amendment filed by Autumn Sun, Inc. for a change of zoning from E-2 Estate Residential Zoning District to B-3 Service Business Zoning District for Lots 1 and 2 in Ketchum Road Estates Subdivision, together with a Petition to vary the maximum floor area allowed for a business establishment in the B-2 Community Business Zoning District to allow a total floor area of not less than 8,600 s.f.

The public hearing was opened at 7:05 p.m. The Village Attorney recited that notice of this public hearing had been published in the Daily Herald Newspaper on December 1, 2018, a date more than 15 days prior to the public hearing.

Mr. Jay Stockbridge. Stockbridge Architects, appeared for Petitioner. Mr. Stockbridge summarized the plans of Autumn Sun LLC to erect and operate a wedding banquet facility on the property. Mr. Stockbridge informed the Board that he mailed notice of the public hearing to owners of adjacent properties, and that he filed an affidavit of mailing with the Village Clerk. He then tendered to the Village Attorney the return receipts of the mailing.

(Village President Magnussen arrived at 7:20 p.m.).

Stockbridge explained that Autumn Sun intended to erect a “barn” facility on the property, consisting of a large building of approximately 6,000 s.f., a covered porch or porches of an additional 600 s.f., together with an outdoor patio of 600 s.f. and a nearby pavilion of 1, 150 s.f. This would be consistent with the Comprehensive Plan, which calls for “regional commercial” uses on this property. Access to the property would be from Ketchum Road, as far to the south as would be feasible. This entrance would not line up with the access drive to the school, which is located at the far south of the school property. Autumn Sun has also begun discussions with KDOT regarding an alternative access to and from Big Timber Road. KDOT has indicated that a full access is unlikely, but that it may allow a right in – right out access point.

The facility would be used mainly on the weekends, for weddings and banquets.

Mr. Schaul inquired about the many trees on the site. Stockbridge responded that the owners will, but have not yet done a tree survey, and will try to keep as many trees as possible. He displayed photos of similar ideas for the planned facility, showing trees as an amenity for the building site. He noted that there are no trees in the pipeline easement on the property and that the bulk of trees are located farther to the south in the Ketchum Road Estates Subdivision. The east side of the Subject Property is farmed. It is anticipated that the proposed building will fit in behind the existing (largest) trees on the premises. The Site Plan exhibited at the hearing showed some of the trees that would be preserved. The Owners goal is to keep as many trees as possible.

Stockbridge also stated that the owners' plan was to start construction as soon as practicable in the Spring. It was noted that there is no other banquet facility in the Village.

Mr. Albert asked if the facility would be available during the week, for funerals, business meetings, or other gatherings. Stockbridge responded that it could be so, but the main plan is for weekend events. Albert asked if tents would be used on site. Stockbridge responded that the owners do not intend to utilize temporary tents, as they involve too many problems with power; aesthetics; and such.

Stockbridge introduced the owners, Pablo and _____ . They are from Argentina, and intend to re-locate here to start this business in Hampshire. They have been doing wedding planning, party rentals, and floral arrangements in Argentina for over 15 years.

Finally, Stockbridge delivered to the Village Attorney an updated survey of the property.

Lonnie Holze commented on the Petitions. He asked about measures to control the storm water run-off from the site. Storm water from the site travels northward, across Big Timber Road on onto property owned by him there. He noted that the original plat of subdivision for Ketchum Road Estates called for an agreement for storm water, and he asked if that had been done. He has had trouble with storm water after improvements to the Ketchum – Big Timber intersection was completed by the School District. There is water flowing all the time, and not just after a rain event. He stated that the culvert under Big Timber Road does “not line up” with the previously existing waterway on the north side of the road.

Mr. Schaul asked Stockbridge if a study had been done for storm water. Stockbridge noted that no such study had yet been done, but that the Village Engineer had called for it as part of the site planning. Mr. Christensen stated that release of storm water from the site must be controlled with a detention pond, and might be more continuous, because it would be slower and longer. Holze asked about the effect of further development in the area, on the remaining lots in Ketchum Road Estates. No definitive answer was available.

The public hearing was closed by Chairman Christensen at 7:38 p.m.

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Zoning Map Amendment, from E-2 Estate Residential Zoning District to B-3 Service Business Zoning District for Lots 1 and 2 in Ketchum Road Estates, Roll vote: W. Albert – Aye, R. Frillman – Aye, J. Schaul – Aye, C Christensen – Aye, H. Hoffmann – Aye, the vote was 5 aye – 0 nay. Motion passed.

On motion by H. Hoffman, seconded by W. Albert, to recommend approval of the Petition for Variance of the total floor area, to allow for floor area of 8,600 s.f. for the business on the property, Roll Vote: R. Frillman – Aye, J. Schaul – Aye, C Christensen – Aye, H. Hoffmann – Aye, :

W. Albert – Aye, the vote was 5 aye – 0 nay. Motion passed.

On motion by W. Albert, seconded by H. Hoffman, to authorize the Chairman to execute and deliver on behalf of the Zoning Board of Appeals a written Findings of Fact and Recommendation to the Board of Trustees, the voice vote to approve was unanimous. Motion passed.

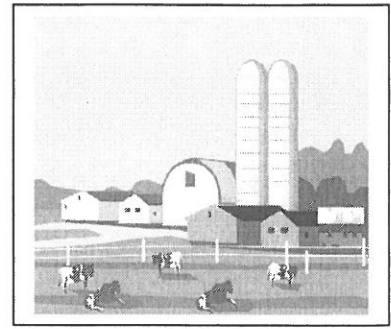
On motion duly made and seconded, the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Joseph B. Schaul Jr.

Joseph Schaul
Secretary

**HAMPSHIRE PLANNING
COMMISSION**



Proud Past ~ Promising Future

January 15, 2019

Mr. Carl Christensen
Chair
Hampshire Zoning Board of Appeals
234 South State Street
Hampshire, IL. 60140

Re: Thornton's / Application for Special Use
19N479 US Highway 20

Dear Mr. Christensen:

At the Plan Commission's regularly scheduled meeting on January 14, 2019, the following matter was submitted to the Plan Commission for its consideration:

Consideration and Recommendation to the Zoning Board of Appeals, under §6-14-4(C)(2) of the Village Code, regarding the Application of BSTP Midwest, LLC, filed with the consent of the current owner, 479 Enterprises, Inc., for a Special Use in the HC Highway Commercial Zoning District at 19N479 U.S. Highway 20 in the Village (the Citgo service station/ restaurant property) to allow for construction of a new automobile service station, including sales of gasoline at retail and an automobile/truck stop on the property, pursuant to §6-8-7(D) of the Village Code (together with permitted uses for a convenience store and a free-standing general retail center on the property)

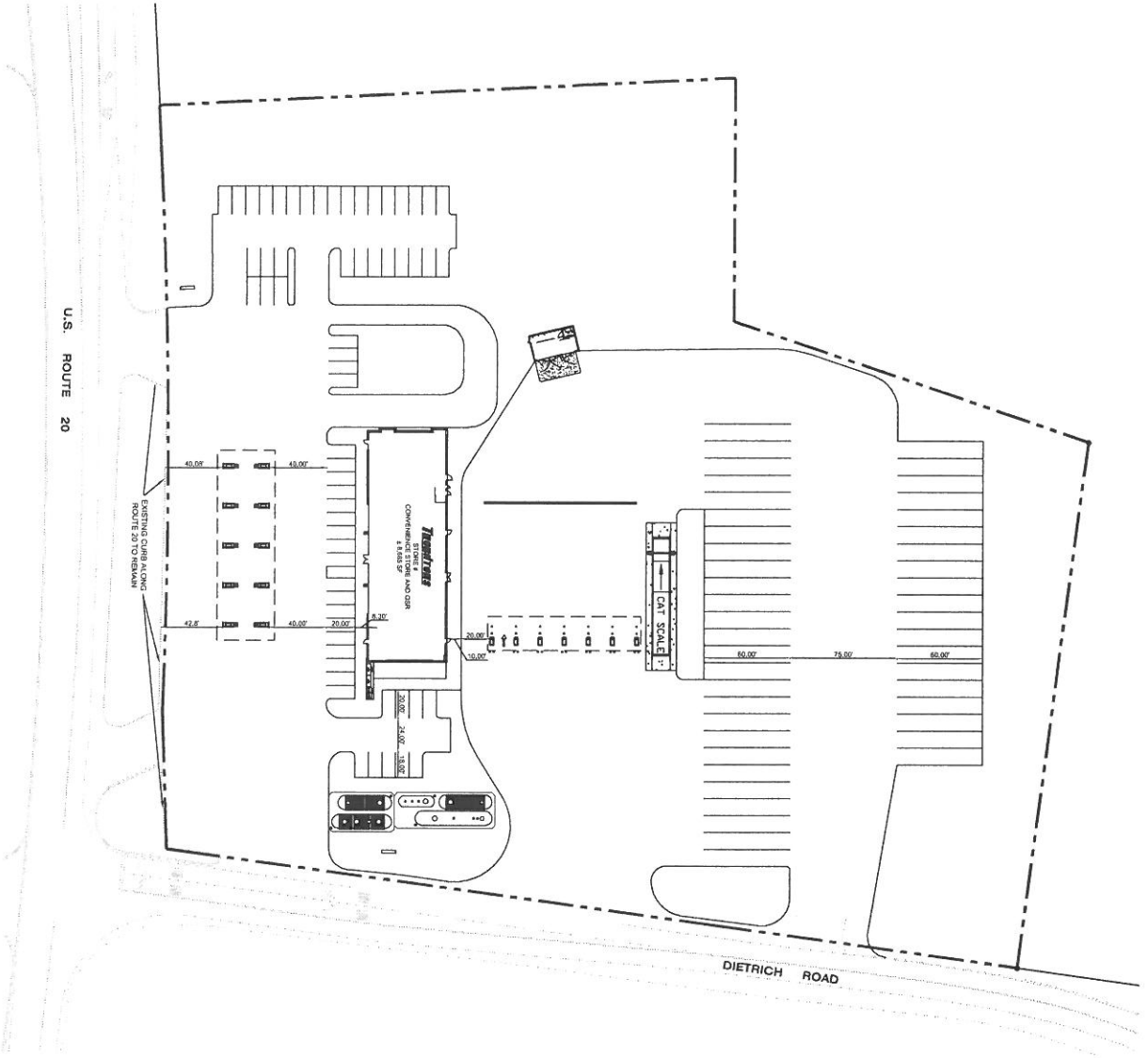
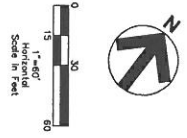
At the meeting, the Plan Commission members reviewed this matter with the Petitioner, pursuant to §6-14-4(C)(2) and §6-1-4-4(E) of the Village Code.

After due deliberation, the Plan Commission determined to recommend approval of the Application for Special Use. This recommendation was approved by a vote of 6 aye – 0 nay.

Respectfully submitted,

William Robinson
Chairman
Hampshire Plan Commission

cc: L. Vasquez / Village Clerk



PROJECT NAME
**BLUESTONE
DEVELOPMENT**

LOCATION
**HAMPSHIRE
ILLINOIS**

NEST TITLE
**CONCEPTUAL
SITE PLAN**

REVISIONS

BSTP MIDWEST, LLC
410 N. MICHIGAN AVENUE, SUITE 850
CHICAGO, IL 60611

DRAWN BY TDP
DATE: JANUARY 02, 2019
PROJECT NO.
2018-14
SCALE: AS SHOWN

Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance
16000 E. 10th Street • Carol Stream, Illinois 60186
Tel: 630.562.2020 • Fax: 630.515.2074
www.parvin-clauss.com

PROJECT:



623 Mill Street
Hampshire, IL

CUSTOMER APPROVAL:
DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE John Bank / JIB
DRAWN BY Bill Marlow
DATE 12.27.18
SCALE 3/8" = 1'
SHEET NO. 1 of 1
WORK ORDER 81202
FILE NAME Job#1202

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

(2) 6'-0" x 7'-11 1/2" x 5' Single Face Illuminated Cabinets Mounted Back to Back

Cabinets: 5' Deep Fabricated Aluminum Painted Black - Smooth Satin Finish

- Backs Painted MPO7922 Blue Veil - Suede Satin Finish

- 1" Aluminum Retainer Painted Black - Smooth Satin Finish

- Fabricated Filter Center Panel Painted Black - Smooth Satin Finish

Faces: White Polycarbonate

Graphics: Digitally Printed on Translucent White Vinyl

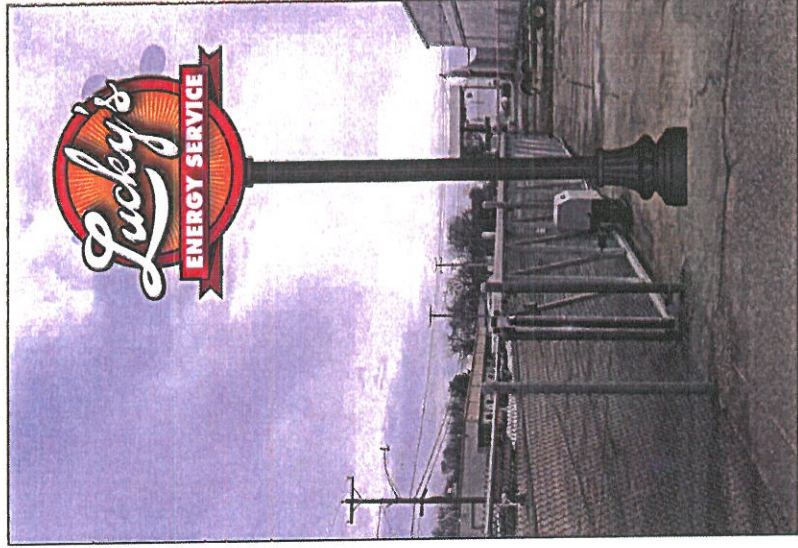
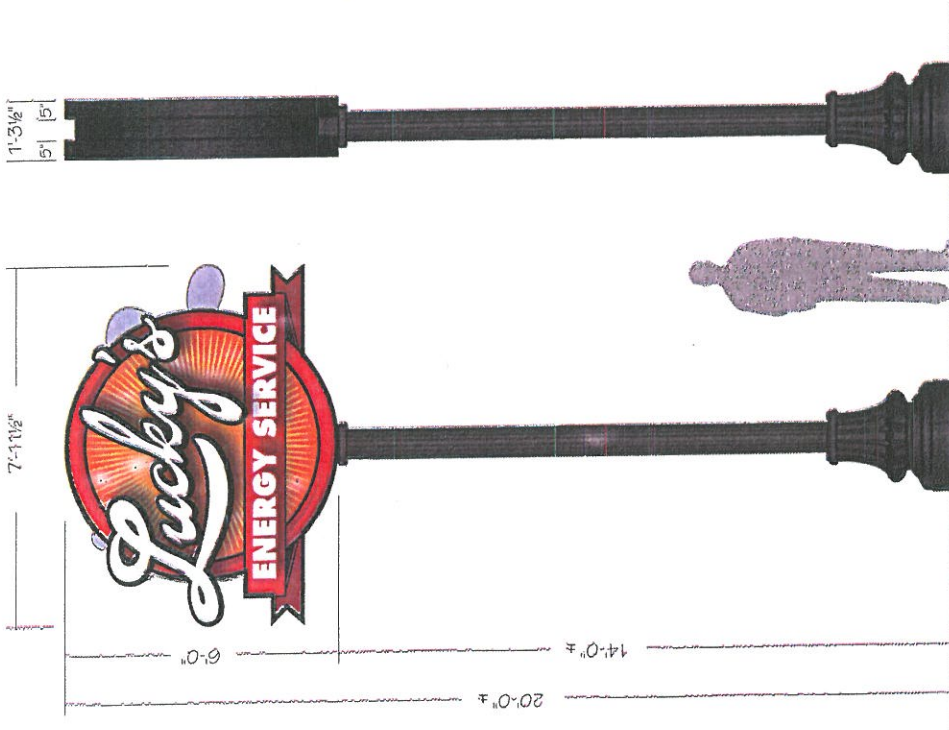
- UV Protective Overlaminate

Illumination: White LEDs w/ 60 Watt Power Supplies

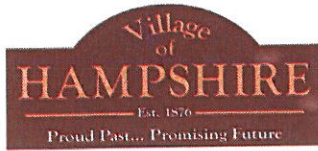
Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Mounting: Customer Provided Cast Iron Base & Fluted Post - **IFED**

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



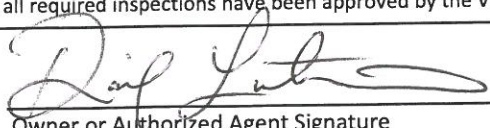
This sign is built to UL standards for operation in North America. *This Document is owned by and the information contained in it is proprietary to Parvin-Clauss Sign Company. By request herein the holder agrees not to use the information. In case it is, any third party use requires the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to indemnify and hold Parvin-Clauss Sign Company harmless. © Copyright 2018 by Parvin-Clauss Sign Co.



Village of Hampshire

234 S. State Street, Hampshire, IL 60140
 Phone: 847-683-2181 www.hampshireil.org

Application for Building Permit

Owner's Phone #: <u>847-994-3010</u>		Alternate Phone #:	Application Date:
Property Owner's Name: <u>DS&J Holdings, LLC</u>		Permit Number:	
Construction Site Address: <u>263 Mill Street</u>		Parcel Identification Number: <u>01-21-401-026</u>	Zoning District:
Property Owner's Address: <u>16N012 High Ridge Lane</u>		Sq. Ft. of Work:	
Nature of Work: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Other: <u>Erection of a new sign</u>		Building Use: <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial/Industrial/Office	Construction Value: Building Permit Fees: Deposit: Total Due:
Roofing/Plumbing License Number:			
Description of Work: <u>We would like to put up a sign to identify the property. THE SIGN IS A PYLON SIGN OF APPROXIMATELY 48' TO 50 FEET IN TOTAL AND THE TOP OF SIGN IS APPROXIMATELY 20 FEET ABOVE GROUND. THE SIGN BEGINS AT APPROXIMATELY 14 FEET ABOVE GRADE.</u>			
In consideration of this application and attached forms being made a part thereof and the issuance of permit, I will conform to the regulations set forth in the Village of Hampshire Code and Ordinances. I agree that all work performed under said permit will be in accordance with the approved plans, specifications and plat diagram which accompanies the application, except for such changes as may be necessary and authorized or required by the building official. I will contact the Hampshire building department for the required inspections and prohibit the occupancy or use of any space until a Village inspector has conducted a final inspection and the all required inspections have been approved by the Village inspector.			
 Owner or Authorized Agent Signature		_____ General Contractor (print name) & Phone Number	
_____ Building Official		_____ Date	